

SEA BREEZE  
RESORT

# SEA BREEZE

# INVESTING IN THE FUTURE

# AZERBAIJAN

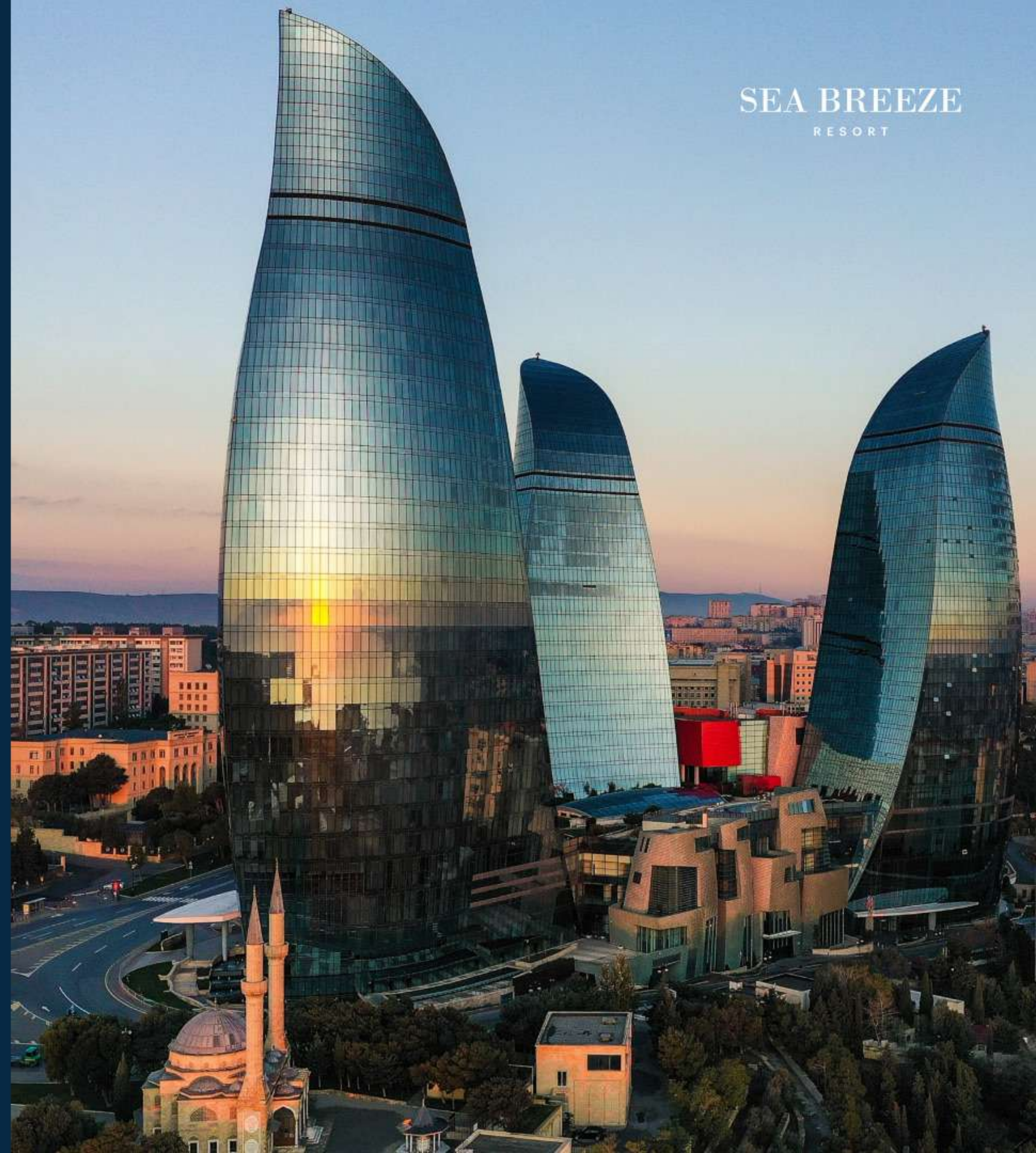
## THE LAND OF FIRE

Azerbaijan is one of the oldest cultural centers in the world.

Today, it is a secular republic with well-developed infrastructure and ranks among the leading countries in the Caucasus in terms of the advancement of its state institutions. Azerbaijan continues to develop steadily, investing a significant portion of its budget into the growth of sports, education, tourism, and transportation sectors.

As an independent state, the Republic of Azerbaijan is a member of numerous international organizations, including the UN, OSCE, Council of Europe, Organization of Islamic Cooperation, CIS, and many others. It is also one of the founding members of the regional GUAM organization.

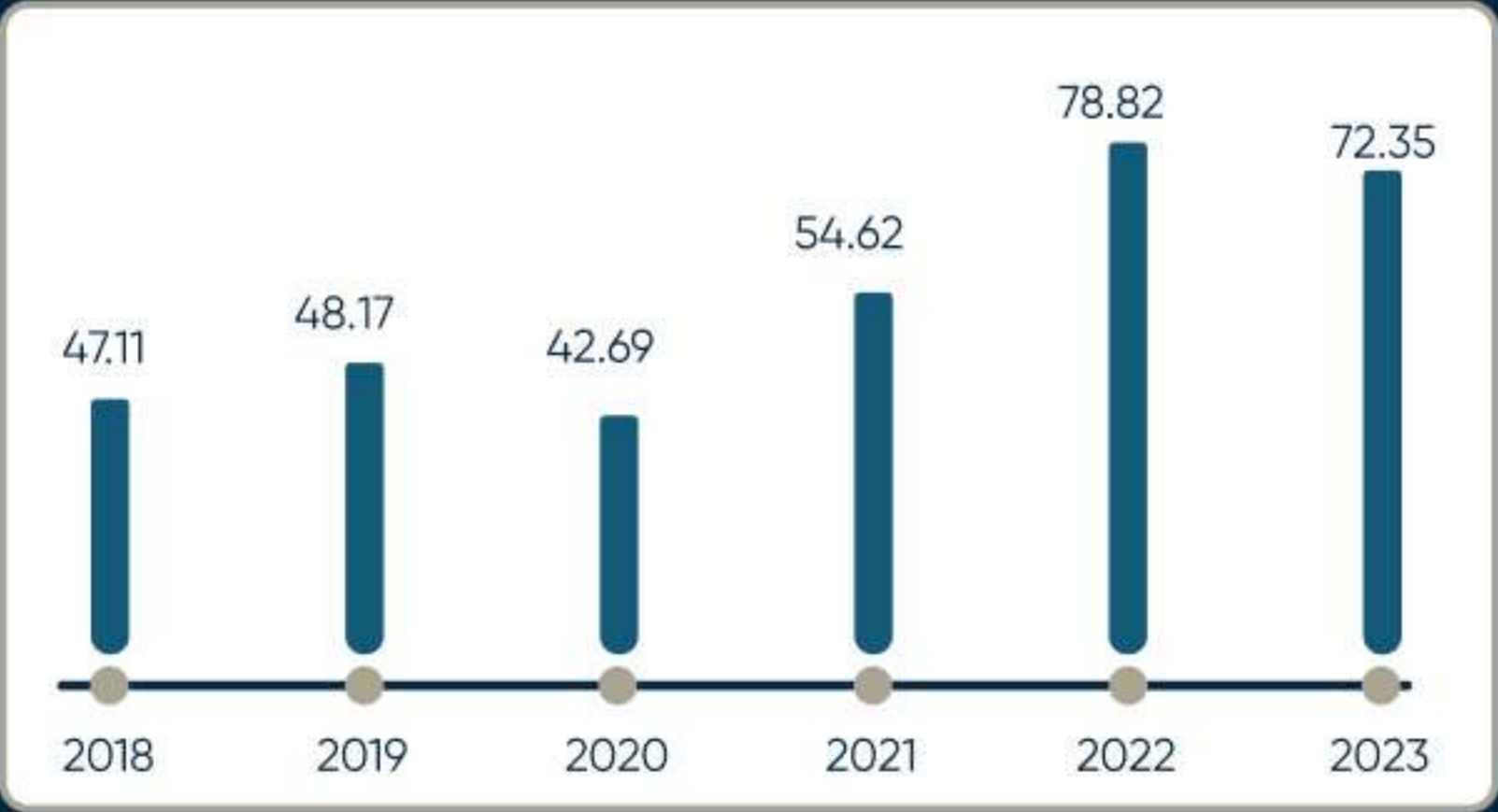
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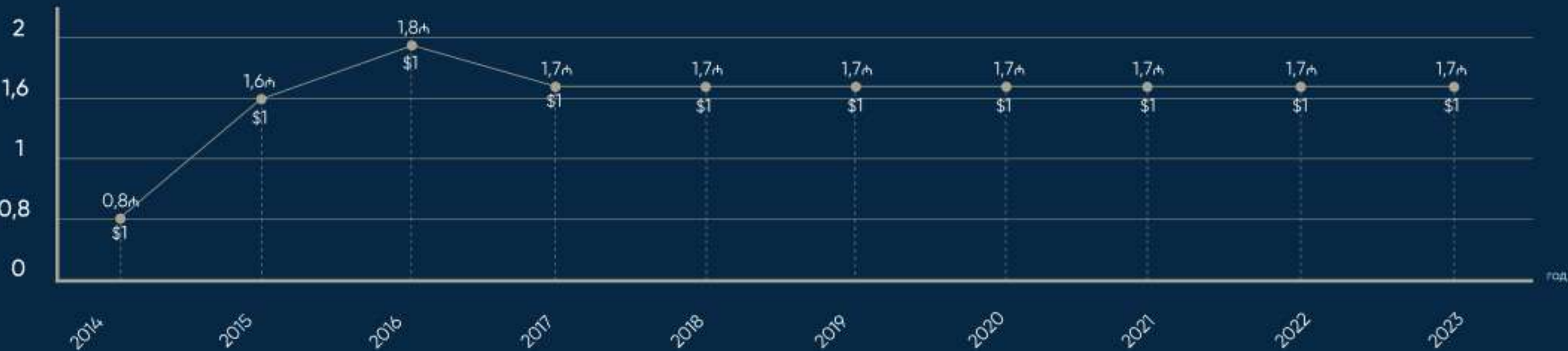
# ECONOMY MAIN INDICATORS OF AZERBAIJAN

The economy of Azerbaijan is stable and shows a consistent average growth +2% per year.

Since 2017, the dollar to manat exchange rate has been stable at 1.7 (\$1 = 1.7 AZN) The forecast for the period 2024-2027 foresees the preservation of the exchange rate at the same level.



GDP, billion dollars



Stable exchange rate AZN/USD



Income of the population 2023



Population

# AZERBAIJAN IN WORLD RANKINGS

According to the results of the world ranking Doing Business, Azerbaijan ranks 34th among 191 countries. Azerbaijan also ranked third in terms of Ease of Hiring Foreign Labor and ninth in terms of Time to Start a Business.

According to the FDI Intelligence rating (Financial Times), which assesses the level of investment prospects, Azerbaijan took 7th place in 2024

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↑ 3

Ease of  
employment of  
foreign citizens

↑ 34

Place among  
all countries

↑ 9

Time to start  
a business

↑ 7

High level of  
investment  
prospects

# INVESTMENT ATTRACTIVENESS OF AZERBAIJAN

Azerbaijan retains its high investment attractiveness.  
Globally known companies invest in the country



Tourism Flow Growth



Low property and  
property sale taxes



Rapid economic  
growth



Residence  
permit



Secular State



Global brands

## GLOBAL COMPANIES



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# INVESTMENT IN REAL ESTATE FOR FOREIGN CITIZENS

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Availability of  
purchase



Possibility to obtain  
a residence permit  
(from \$59,000)



No tax on  
acquisition



Registration of ownership  
rights to real estate



Low sales tax



Purchase by  
instalments



Low tax on  
ownership



# INVESTMENT IN REAL ESTATE IN COMPARISON WITH FOREIGN MARKETS

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The minimum threshold for  
obtaining a residence permit



**Turkey**  
from \$200 000



**Azerbaijan**  
from \$59 000



**Greece**  
from €400 000

The minimum lot price  
in premium projects



**UAE**  
from \$380 000



**SEA BREEZE**  
without fit out: from \$90 000  
with fit out: from \$115 000

# BAKU AS A NEW TOURIST HUB



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- 25 km+ Boulevard
- 50+ historical monuments
- 30+ museums
- Global brands of fashion houses, restaurants, hotels
- Active recreation and entertainment areas
- Resort areas and beaches

# SEA BREEZE RESORT

Sea Breeze Resort is a 500-hectare resort and residential complex located on the picturesque coast of the Caspian Sea, featuring a unique, self-contained infrastructure:

- International and local hotel brands
- Beach Club
- Water Park
- Yacht Pier
- Bars, restaurants, and food courts
- Event Hall
- Shopping and entertainment complexes
- SPA & Wellness centers
- Fitness centers
- Sports fields and surfing academy
- Kids' zones and playgrounds
- School and kindergarten
- Art Center
- 24/7 Market
- Rescue and medical services
- 24-hour reception service

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# LOCATION SEA BREEZE

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New highway – new opportunities.

Thanks to the opening of the Beyukshor–Pirshagi highway, the drive from downtown Baku to Sea Breeze Resort now takes just 22 minutes.





# SEA BREEZE FUTURE 1600 HA

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**SEA BREEZE TODAY 500 HA+**

## Landscaping

The Sea Breeze area is becoming greener and more picturesque every day



**SMALL PLANTS**  
3 000 000 plants



**OLIVE TREES**  
4 000 trees



**PALMS**  
1 000 species



**MEDIUM-SIZED TREES**  
70 000 trees



## Transport optimization

Transition to golf cart transportation services and reduction of the number of cars in the Sea Breeze area



## Sports and spiritual development



Master classes from famous athletes



International festivals of spiritual and physical practices



Rehabilitation procedures



SPA



## SEA BREEZE



## Labor resources

Number of employees in 2018 - 350  
Number of employees in 2025 - 7000+



## Everything for children

Everything here is thought out for children: from exciting entertainment to high-quality educational institutions. We create a space where every moment brings joy and benefit, ensuring harmonious development and learning



## Alternative energy

We install solar panels and strive to significantly increase the share of alternative energy to ensure a sustainable and environmentally friendly future



## Coastal area

The coastal zone with a length of more than 7 km is constantly cleaned and improved



# SEA BREEZE TODAY AND THE DYNAMICS OF DEVELOPMENT

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Today

350 ha +

Territory

40 +

Real estate  
projects

17 000 +

Residents

3 mln m<sup>2</sup> +

Built objects

Near-term  
prospects

500 ha +

Territory

55 +

Real estate  
projects

115 000 +

Residents

5 mln m<sup>2</sup> +

Built objects

# ECOSYSTEM



- your main guide
- information about facilities on the territory of Sea Breeze Resort
- purchase of tickets to the Beach Club
- reservation of sports grounds
- purchase of a membership to a gym or health center
- purchase tickets for all events

Sea Breeze  
application



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- booking system (for tenants)
- property management system (rental)
- check-in/check-out control, etc.
- regular financial reporting on your property .  
(analytics, proposals, forecasts, etc.)
- transaction security guarantees .
- system transparency .

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Booking



# ADVANTAGES OF INVESTING IN SEA BREEZE REAL ESTATE

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When investing in Sea Breeze real estate,  
payment can be made in various currencies:

- azerbaijani manat
- russian ruble
- euro
- us dollar
- yuan

## Return on investment

↑ from 8%  
Rental income

↑ 15–35%  
Annual growth  
in asset value

From the airport to Sea Breeze – 15 minutes



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From the city center to Sea Breeze – 22 minutes



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# SALES OFFICES IN 6 COUNTRIES AND 7 CITIES

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## Operating sales offices

### MOSCOW

- Kutuzovsky Avenue 1/7
- Estate Mall
- Yefremova Street, 10к4/4с1



### BAKU



### THE GRAND SEA BREEZE



### DUBAI



### TEL AVIV



### LIGHTHOUSE SEA BREEZE



## New sales offices coming soon

### ISTANBUL



### SAINT PETERSBURG



### TASHKENT



# SUCCESSFUL SALES RESULT

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100%  
ready objects

=

100%  
Sold out

Sold

6 000 +

units

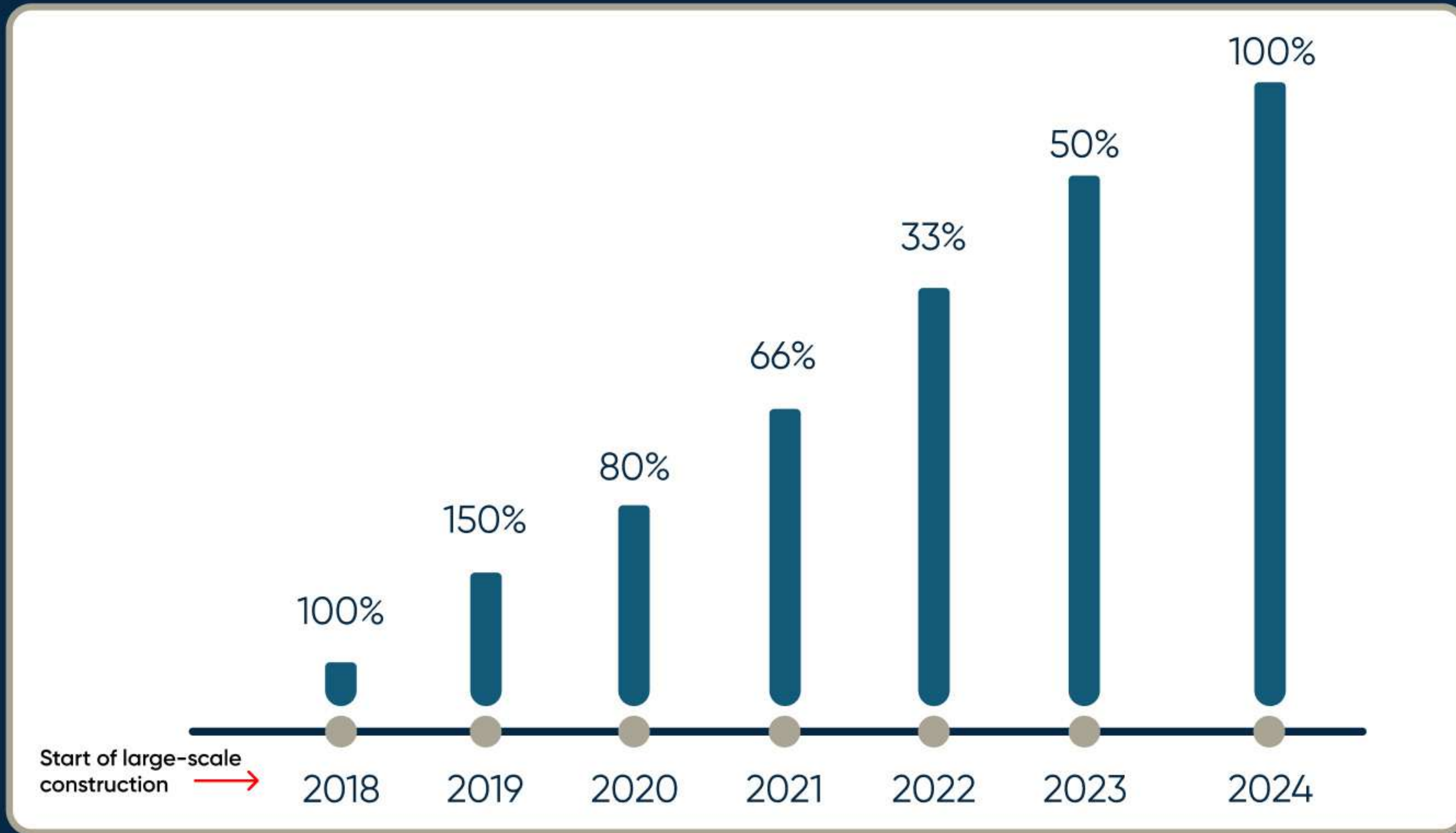
Average sales ratio

8,5

Units per day

# SALES DYNAMICS\*

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\*Sales growth indicators from the previous year

# PRICE GROWTH



# PRICE INCREASE 2023-2024



# INCOME ON THE EXAMPLE OF ONE APARTMENT

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Area of apartments:  
50 sq.m  
Apartment price:  
\$2 500 per sq.m / \$ 125 000

Average rent per month per season:  
\$ 3 000  
Average monthly rent out of season:  
\$ 1 200

Operating expenses, taxes:  
30%

% return over 5 years:  
From rent – 48%  
From the growth of the cost – 55%  
Total: \$ 128 500 – 103%

% growth in  
the cost of the  
apartment



The growth in  
the cost of an  
apartment 55%

Rental  
income 48%

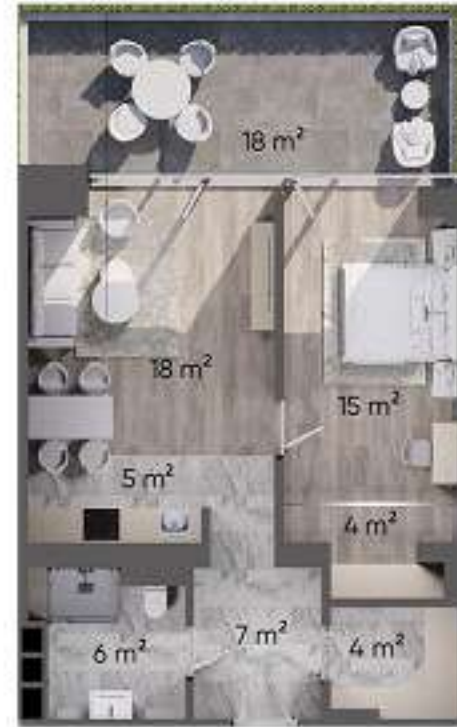
# SALES STATISTICS BY NUMBER OF ROOMS

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The average area of a lot sold is 82 sq.m.



Studios  
40-60 sq.m. | **40%**



1 bedroom  
70-95 sq.m. | **38%**



2+ bedrooms  
from 100 sq.m. | **10%**



Private villas  
from 200 sq.m. | **12%**

# CUSTOMER SEGMENTATION

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37% | Men  
OT 35 - 45

23% | Men  
OT 45 - 55

15% | Women  
OT 40 - 50

10% | Men  
OT 55 - 65

8% | Men  
OT 25 - 35

5% | Women  
OT 50 - 60

2% | Women  
OT 25 - 40



# STATISTICS BY COUNTRY

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Azerbaijan (82%)



Russia (8%)



Israel (2,3%)



Turkey (1,8%)



Belarus



Uzbekistan



Iran



Ukraine



Kazakhstan



Georgia



Netherlands



China



USA



Moldova



Germany



Kyrgyzstan



Latvia



UK



Belgium



Canada

# WHY INVESTORS CHOOSE SEA BREEZE

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- One of the most competitive in the CIS market
- The project has no alternatives in the Azerbaijani market
- Significant role in the tourism sector of the country
- The planned area is more than 500 hectares, rapid construction and improvement of the territory
- Special package offers for investors, including development options
- A wide range of housing formats from 40 m<sup>2</sup> to 1500 m<sup>2</sup>: apartments, townhouses, villas; there are options without and with renovation, and even turnkey
- Management company services
- The average annual growth in the value of assets is 15 – 35%
- Turnkey rental business – passive income with a payback from 8% per year
- The possibility of obtaining a residence permit when registering real estate (from \$59 000)

# INVESTMENT OPTIONS

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We offer 2 main investment options:

## B2C

- Acquisition of an asset portfolio in Sea Breeze construction projects
- Three asset portfolio formats are offered:
  - purchase of a pool of lots in various projects
  - purchase of a floor(s) in a project
  - purchase of a building in a project
- Option of subsequent reinvestment of proceeds in new real estate projects

## B2B

- Acquisition of land to implement own projects
- Acquisition of land to implement one of the proposed projects by Sea Breeze
- Project implementation in partnership with Sea Breeze

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# COMPLETED PROJECTS

# LIGHTHOUSE

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# THE GRAND

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# WHITE VILLAS

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# PARK RESIDENCES

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# PARK RESIDENCES 2

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# WHITE RESIDENCES

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# PALAZZO

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RESORT



# POLO RESIDENCES

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# WOODVILLE

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# PRIVATE VILLAS

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# NIKKI BEACH



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# SCHOOL & KINDERGARTEN

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# ENTERTAINMENT

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# MEDICAL CENTER

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# BUSINESS CENTER

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# 50+ CAFES, BARS AND RESTAURANTS

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# ONGOING AND PLANNED PROJECTS

# LIGHTHOUSE 2

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# PARK RESIDENCES 3

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# PALAZZO DEL MARE

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# SKYLINE

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# CASPIAN DREAM LINER

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# MARINA VILLAGE

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# PRIME RESIDENCE

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# PALM BEACH

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# GARDENS RESIDENCES

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# SKY PARK

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# PARK LANE

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# ARABIAN RANCHES

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# YES APARTMENTS

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# HALFMOON

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# HARBOUR RESIDENCE

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# PARK RESIDENCES 4

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# SEA VIEW TOWERS

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# MARINA BAY

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# MIAMI RESIDENCE

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# WAVE RESIDENCE

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# BLUE WATERS

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# FIVE STONES



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# RADISSON BLU



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# VENETIAN HARBOUR

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# FISHER ISLAND

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# LANSERHOF



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**BE A PART OF SEA BREEZE —  
AND SEA BREEZE WILL BECOME  
A PART OF YOU!**

[www.seabreeze.az](http://www.seabreeze.az)

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